



VILLAGE OF PINECREST  
Village Council Meeting

SPECIAL MEETING MINUTES

TUESDAY, NOVEMBER 18, 2025, 5:00 P.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER  
12645 PINECREST PARKWAY  
PINECREST, FLORIDA

The special meeting was called to order by the mayor at 5:00 p.m. Present were the following:

Councilmember Shannon del Prado  
Councilmember Ken Fairman  
Councilmember Ariel Meyer  
Vice Mayor Jerry Greenberg  
Mayor Joseph M. Corradino

Village Manager Yocelyn Galiano  
Village Clerk Priscilla Torres  
Village Attorney Mitchell Bierman

The Council discussed the following litigation matter in an Executive Session pursuant to F.S. 286.011:

*MEGLADON INC. VS. VILLAGE OF PINECREST, CASE NO. 21-CV-22819-RKA*

The Executive Session was requested by the attorney at a public meeting and was duly noticed by the clerk.

The mayor announced that the purpose of the Executive Session was to discuss litigation strategy and that the following individuals may be present at the session:

- Members of the Village Council
- Village Manager Galiano Gomez
- Village Attorneys Mitchell Bierman, Chad Friedman, Alicia Gonzalez, and Eric Stettin
- Court Reporter

12645 Pinecrest Parkway, Pinecrest, Florida 33156  
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The public meeting was recessed at 5:01 p.m. and the aforementioned individuals retreated to the Village Manager's Conference Room for the Executive Session.

The public meeting was reconvened at 6:02 p.m. and the mayor announced the conclusion of the Executive Session.

The meeting was adjourned at 6:02 p.m.

*Respectfully submitted:*

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Priscilla Torres, MMC  
Village Clerk

*Approved by the Village Council  
this 9<sup>th</sup> day of December, 2025.*

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Joseph M. Corradino  
Mayor

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE VILLAGE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARINGS, THAT PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORDS OF THE PROCEEDINGS IS MADE, WHICH RECORDS INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (FLORIDA STATUTES).



VILLAGE OF PINECREST  
Village Council Meeting

REGULAR MEETING MINUTES

TUESDAY, NOVEMBER 18, 2025, 6:00 P.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER  
12645 PINECREST PARKWAY  
PINECREST, FLORIDA

I. CALL TO ORDER/ROLL CALL OF MEMBERS: The meeting was called to order by the mayor at 6:05 p.m. Present were the following:

Councilmember Shannon del Prado  
Councilmember Ken Fairman  
Councilmember Ariel Meyer  
Vice Mayor Jerry Greenberg  
Mayor Joseph M. Corradino

Village Manager Yocelyn Galiano  
Village Clerk Priscilla Torres  
Village Attorney Mitchell Bierman

II. PLEDGE OF ALLEGIANCE: The mayor led the Pledge of Allegiance.

III. CONSENT AGENDA: The following items were presented per the Council's consent agenda policy pursuant to Ordinance 2014-6:

- Minutes of October 14, 2025 (Regular Meeting)
- Minutes of October 28, 2025 (Workshop)
- A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A MAINTENANCE MEMORANDUM OF AGREEMENT WITH FLORIDA DEPARTMENT OF TRANSPORTATION FOR LANDSCAPE AND TURF; PROVIDING FOR AN EFFECTIVE DATE. (2025-66)

The mayor opened the public hearing. There were no speakers present.



Councilmember del Prado made a motion adopting the consent agenda items. The motion was seconded by Vice Mayor Greenberg and adopted by a unanimous voice vote. The vote was as follows: Councilmembers del Prado, Fairman, Meyer, Vice Mayor Greenberg and Mayor Corradino voting Yes.

The following item was withdrawn from the consent agenda by Vice Mayor Greenberg and considered separately by the Council:

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, SUPPORTING THE MIAMI-DADE COUNTY PUBLIC SCHOOLS 2026 STATE LEGISLATIVE PRIORITIES; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened the public hearing. The following addressed the Council: Doug Kraft, 5945 Southwest 113 Street; James Suarez, 13550 Southwest 70 Avenue; Patricia Brid, 6280 Southwest 88 Street, Pinecrest.

Vice Mayor Greenberg made a motion adopting the resolution. The motion was seconded by Councilmember del Prado. Resolution 2025-67 was adopted by a unanimous voice vote. The vote was as follows: Councilmembers del Prado, Fairman, Meyer, Vice Mayor Greenberg and Mayor Corradino voting Yes.

The following item was withdrawn from the consent agenda by Councilmember Meyer and considered separately by the Council:

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, ADOPTING PARKING RESTRICTIONS ALONG SOUTHWEST 57 AVE, ON THE NORTH AND SOUTH SIDES OF THE SOUTHWEST 107 STREET ENTRANCE, PURSUANT TO ORDINANCE 2001-6; PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened the public hearing. The following addressed the Council: Doug Kraft, 5945 Southwest 113 Street; Patricia Brid, 6280 Southwest 88 Street; James Suarez, 13550 Southwest 70 Avenue, Pinecrest.

Councilmember del Prado made a motion to defer the resolution to the December Regular meeting. The motion was seconded by Councilmember Fairman. Resolution 2025-67 was adopted by a unanimous voice vote. The vote was as follows: Councilmembers del Prado, Fairman, Meyer, Vice Mayor Greenberg and Mayor Corradino voting Yes.

The following item was withdrawn from the consent agenda by Vice Mayor Greenberg and considered separately by the Council:

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, RATIFYING THE SELECTION OF COUNCILMEMBER KEN FAIRMAN AS VICE MAYOR FOR THE 2025-2026 FISCAL YEAR PURSUANT TO THE PROVISIONS OF ORDINANCE 2001-02; PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened the public hearing. The following addressed the Council: Mindy Dickman, 7840 Southwest 122 Street; Patricia Brid, 6280 Southwest 88 Street, Pinecrest.

Vice Mayor Greenberg made a motion adopting the resolution. The motion was seconded by Councilmember Meyer. Resolution 2025-68 was adopted by a unanimous voice vote. The vote was as follows: Councilmembers del Prado, Fairman, Meyer, Vice Mayor Greenberg and Mayor Corradino voting Yes.

IV. AGENDA/ORDER OF BUSINESS: There were no changes to the agenda.

V. SPECIAL PRESENTATIONS: The mayor, on behalf of the Council, presented a proclamation to Esther Cabrera, in recognition of her service as an employee of the Village of Pinecrest, and as the recipient of the third annual Guido H. Inganzo Award.

The mayor, on behalf of the Council, presented a proclamation to Nicole Tobias, in recognition of her service as an employee of the Village of Pinecrest, and as the recipient of the fourth annual Guido H. Inganzo Award.

The special presentation regarding a neighbor's concern was deferred to a future meeting.

The mayor, on behalf of the Council, presented a proclamation to Daniel Enekes, in recognition of his dedicated service, leadership, and collaborative service to the Village of Pinecrest.

VI. ORDINANCES: The Council discussed the following ordinance on first reading:

AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING THE 2024-2025 OPERATING AND CAPITAL OUTLAY BUDGET (4th QUARTER); PROVIDING FOR AN EFFECTIVE DATE.

The manager addressed the Council.

The mayor opened the public hearing. There were no speakers.

Vice Mayor Fairman made a motion to approve the ordinance on First Reading. The motion was seconded by Councilmember Meyer and adopted by a roll call vote as follows: Councilmembers del Prado, Greenberg, Meyer, Vice Mayor Fairman and Mayor Corradino voting Yes.

The clerk announced the second reading for December 9, 2025.

VII. REPORTS AND RECOMMENDATIONS: Councilmember Fairman introduced resident Mindy Dickman, who presented the Pinecrest Native Plant of the Month.

There was no discussion regarding Item VII.A.2.

The manager submitted the following communiqués and reports to the Council:

- October 2025 Follow-up Report
- Monthly Departmental Reports
- Freebee Update
- Peafowl Update Report

The manager provided an update on the 136th Street Bridge. According to the county's website, the project is still scheduled for completion in December, with no changes to the timeline. The status will be reviewed again next month.

Councilmember Meyer requested adding monthly canal-condition information to the manager's communiqué. The manager noted that a new maintenance proposal, including updated schedules, will come before the council in December. The council agreed to revisit the scorecard idea at an upcoming workshop after staff consults with the contractor.

The manager presented a request from the property owner of 8310 Southwest 130 Street for the mitigation of code enforcement fines in the amount of \$638,554.48. Planning Director Stephen Olmsted and Senior Code Compliance Officer Esther Cabrera addressed the Council. Susana Wolff, the owner, addressed the Council. The mayor opened the public hearing. There were no speakers. Mayor Corradino made a motion to only charge one time the direct cost as a fine. The motion was seconded by Councilmember del Prado. The motion was approved by a unanimous voice call vote. The vote was as follows: Councilmembers del Prado, Greenberg, Meyer, Vice Mayor Fairman, and Mayor Corradino voting Yes.

The council scheduled a special meeting for November 24, 2025, at 9:00 a.m., and a workshop for December 8<sup>th</sup>, 2025, at 9:00 a.m.

The clerk submitted a copy of the minutes of the Education Advisory Council meeting of October 21, 2025.

The attorney provided an update on the mitigation request for 9000 SW 63rd Court, reporting a tentative agreement to forgive \$2,500 of the total amount that was assessed based on recalculations of when interest was supposed to begin and to allow payment over six months. The council and manager agreed these terms are acceptable.

VIII. RESOLUTIONS: There were no resolutions considered by the Council.

IX. PLANNING: The following proceedings were held by the Council, pursuant to Chapter 2 (Article VI) of the Code of Ordinances, at 7:00 p.m. time certain.

All witnesses giving testimony in the following quasi-judicial proceedings were sworn-in by the village clerk.

HEARING #2025-1118-1. CRIMSON IBIS, LLC; MR. MAV'S CORNER, LLC; AND KEYS BAREFOOT BEACH, LLC (OWNERS), AND LESLIE SAIONTZ (APPLICANT), ARE REQUESTING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT ("CRIMSON EGRET") FOR THE PLATTING, COMBINATION, AND DIVISION OF PROPERTY FOR THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS. LOT 1 IS PROPOSED TO BE 1.50 ACRES IN NET AREA; LOT 2 IS PROPOSED TO BE 2.17 ACRES IN NET AREA, AND LOT 3 IS PROPOSED TO BE 1.05 ACRES IN NET AREA; FOR THE PROPERTIES LOCATED 9300 SOUTHWEST 60 COURT, 9315 SOUTHWEST 61 COURT, AND 9401 SOUTHWEST 61 COURT.

Lou Campanile, 6420 Mahi Drive, Miami, representing the applicant, addressed the Council.

Planning Director Olmsted gave an oral report, based on his memorandum of November 10, 2025, recommending approval of the request, subject to conditions of approval.

The mayor opened the public hearing. There were no speakers present.

Councilmember del Prado made a motion to approve the variance with staff recommendations. The motion was seconded by Councilmember Meyer and approved on a 5 – 0 vote. The vote was as follows: Councilmembers del Prado, Greenberg, Meyer, Vice Mayor Fairman and Mayor Corradino voting Yes.



HEARING #2025-1118-2. MANGO GROVE LAND TRUST (OWNER) AND BRUCE W. GREER, TRUSTEE (APPLICANT) ARE REQUESTING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT ("REVISED PLAT OF FELBER ESTATES") TO REPLAT AND COMBINE A PORTION OF LOT 32 FELIX PARK HOME ACRES SUBDIVISION (FOLIO #20-5001-006-0431) WITH LOTS 1A AND 2A OF FELBER ESTATES SUBDIVISION, FOR THE PURPOSE OF PROVIDING VEHICULAR ACCESS TO THE SUBJECT PROPERTY. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF SW 98 TERRACE, AND EAST OF 9755 SW 60 AVENUE, IN THE VILLAGE OF PINECREST, FLORIDA, WITHIN THE EU-1, RESIDENTIAL ESTATE AND EU-M, RESIDENTIAL MODIFIED ESTATE ZONING DISTRICTS. NEW LOT 1, BLOCK 1 IS PROPOSED TO BE 41,214.73 SQUARE FEET (0.95 ACRES) IN NET AREA.

Evelyn Greer, the applicant, addressed the Council.

Planning Director Olmsted gave an oral report, based on his memorandum of November 10, 2025, recommending approval of the request, subject to conditions of approval.

The mayor opened the public hearing. The following addressed the Council: Patricia Brid, 6280 Southwest 88 Street, Pinecrest.

Councilmember del Prado made a motion to approve the variance with staff recommendations. The motion was seconded by Councilmember Fairman and approved on a 5 – 0 vote. The vote was as follows: Councilmembers del Prado, Greenberg, Meyer, Vice Mayor Fairman and Mayor Corradino voting Yes.

HEARING #2025-1118-3. SU DIXIE BELLE, LLC (OWNER); AND FERNANDO SALAZAR, REPRESENTING PLATEA PRIME STEAKHOUSE & CEBICHE BAR (APPLICANT) ARE REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT (SALE OF ALCOHOL FOR CONSUMPTION ON THE PREMISES) TO ALLOW THE ON-PREMISE CONSUMPTION OF BEER, WINE AND SPIRITS (4-COP LICENSE) ON PROPERTY LOCATED AT 12175 PINECREST PARKWAY.

Fernando Salazar, the applicant, addressed the Council.

Planning Director Olmsted gave an oral report, based on his memorandum of November 10, 2025, recommending approval of the request, subject to conditions of approval.

The mayor opened the public hearing. There were no speakers present.

Councilmember del Prado made a motion to approve the variance with staff recommendations. The motion was seconded by Councilmember Meyer and approved on a 5 – 0 vote. The vote was as follows: Councilmembers del Prado, Greenberg, Meyer, Vice Mayor Fairman and Mayor Corradino voting Yes.



X. SCHEDULE OF FUTURE MEETINGS: The following schedule of future meetings was presented to the public:

- VILLAGE COUNCIL WORKSHOP  
MONDAY, DECEMBER 9, 2025, 9:00 A.M.
- VILLAGE COUNCIL  
TUESDAY, DECEMBER 9, 2025, 6:00 P.M.

XI. ADJOURNMENT: The meeting was adjourned at 7:55 p.m.

*Respectfully submitted:*

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Priscilla Torres, MMC  
Village Clerk

Approved by the Council  
this 9<sup>th</sup> day of December, 2025.

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Joseph M. Corradino  
Mayor

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VILLAGE OF PINECREST  
Village Council Meeting

SPECIAL MEETING MINUTES

MONDAY, NOVEMBER 24, 2025, 9:00 A.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER  
12645 PINECREST PARKWAY  
PINECREST, FLORIDA

The special meeting was called to order by the mayor at 8:05 a.m. Present were the following:

Councilmember Shannon del Prado  
Councilmember Ken Fairman  
Councilmember Ariel Meyer  
Vice Mayor Jerry Greenberg  
Mayor Joseph M. Corradino

Village Manager Yocelyn Galiano  
Village Clerk Priscilla Torres  
Village Attorney Mitchell Bierman

The Council continued the discussion from November 18, 2025, at 5:00 p.m. regarding the following litigation matter in an Executive Session pursuant to F.S. 286.011:

*MEGLADON INC. VS. VILLAGE OF PINECREST, CASE NO. 21-CV-22819-RKA*

The Executive Session was requested by the attorney at a public meeting and was duly noticed by the clerk.

The mayor announced that the purpose of the Executive Session was to discuss litigation strategy and that the following individuals may be present at the session:

- Members of the Village Council
- Village Manager Galiano Gomez
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- Court Reporter

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The public meeting was recessed at 8:06 a.m. and the aforementioned individuals retreated to the Village Manager's Conference Room for the Executive Session.

The public meeting was reconvened at 10:00 a.m. and the mayor announced the conclusion of the Executive Session.

Councilmember del Prado made a motion to defer the remaining agenda items to a future meeting. The motion was seconded by Councilmember Greenberg and adopted by a unanimous voice vote.

The meeting was adjourned at 10:01 a.m.

*Respectfully submitted:*

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Priscilla Torres, MMC  
Village Clerk

Approved by the Village Council  
this 9<sup>th</sup> day of December, 2025.

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Joseph M. Corradino  
Mayor

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